

Board of County Commissioners

Division of Planning & Development

Planning Department

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



Development Review Committee Meeting October 13, 2003

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health Director, Michael Springstead-County Engineer, Brad Burris-Fire Services, Mike Tucker-Villages Fire Chief, Dan Hickey-Fire Services Lieutenant, Barry Ginn-County Engineer, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes of the October 6, 2003 meeting. Mrs. Keenum seconded the motion and the motion carried.

Old Business:

None

New Business:

Drummonds Warehouse – Major Development – Preliminary and Engineering Plan Review

Bob Titterington and David Pughe, Civil-Tech Consulting Engineers, Inc., were present and requesting preliminary and engineering approval to construct a 15000 sf warehouse. Staff comments were discussed. A revised plan addressing all previous committee comments had been submitted. The warehouse size was reduced, as requested. The fire hydrant service will be provided by the City of Webster. The mini-warehouses were removed from the site plan. All required agency permits must be provided. A final engineering application needs to be submitted. The property owner has entered into an intent to annex agreement with the City of Webster in return for the fire hydrant service. The size for the city water main supplying the hydrant has to be a minimum of 6" to comply with the fire code. However, the applicant has not obtained the size of the nearest main from the City of Webster. This will have to be verified prior to any final approvals. If the water main is too small, the plans must be resubmitted to show an alternative fire suppression system. The dry hydrant details need to be amended on sheet 4. Mr. Burris will contact the City of Webster regarding the main size, a water line extension permit and a copy of exactly what the City of Webster will be providing. On-site borings and type C soils were discussed. The Land Use Tabulation Table has been revised. All issues concerning the City of Webster have to be resolved or the project will need to come back to DRC.

Roberta Rogers, Director
Planning and Development
(352) 793-0270

Richard Helms,
Development Coordinator
(352) 793-0270

Bernard Dew, County Administrator
(352) 793-0200
209 North Florida Street
Bushnell, FL 33513

Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
209 North Florida Street
Bushnell, FL 33513

Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
6255 CR 249
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3
(352) 748-4220
P.O. Box 37
Coleman, FL 33521-0037

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

Mr. Ginn moved to approve the preliminary and engineering plans, subject to all comments being addressed on a revised plan and all issues being resolved concerning the City of Webster. Mr. Helms seconded the motion and the motion carried.

The New Jewish Congregation – Major Development – SUP/Conceptual Plan Review

David Abrams-Church Building Committee member, Ivan Netter-Project Manager and James P. Senatore-Project Agent were present and requesting conceptual approval to construct a mausoleum, parsonage, sanctuary and barn. Staff comments were discussed. The parsonage and mausoleum have been removed from the plans. ITE studies and range of trip rates were discussed. CR 101 and needed improvements were also discussed. Most church members are older, in which a low trip generation rate is proposed. The project request is for the sanctuary and barn only. The sanctuary size may be limited to align with the proposed traffic generation.

Bill Gulbrandsen-Fire Services Director arrived at 2:25 PM.

The exact location of the project and surrounding uses were discussed. The possible request to donate right-of-way was also discussed. Data supporting the actual anticipated trip generation rate is needed to determine the traffic impacts on CR 101. The proposed sanctuary is 9600+ sf in size and will seat 275 in the assembly area. The maximum occupancy proposed is 295. The church would like a cart path to the golf course abutting the project property. Mrs. Rogers requested a letter informing her of the number of members, the assembly occupancy and number of services to be held weekly.

Bill Gulbrandsen excused himself at 2:40 PM.

Current development activity along CR 101 was discussed. Mr. Senatore will fax the requested information to Mrs. Rogers tomorrow. Traffic issues can be resolved during the preliminary plan review. All existing easements on the property will require a petition to vacate. All engineering and staff comments can also be addressed on the preliminary plans.

Attorney Neal excused herself at 2:40 PM.

Fire protection was discussed. A fire hydrant is needed on-site. Water service can be obtained from the Villages or through a well. Mr. Tucker will speak to Pete Wahl at the Villages regarding water service for the hydrants.

Mr. Helms moved to approve the conceptual plans, subject to all traffic impact study issues, and all other comments, being addressed on the preliminary plans. Mr. Ginn seconded the motion and the motion carried.

Waste Management Hauling Facility – Major Development – Preliminary Review

Edward Abshier, Project Agent, was present and requesting preliminary approval to construct a truck shop, office and storage space. Staff comments were discussed regarding setbacks. The fuel storage tanks will be relocated, as suggested by Mr. Burris. An emergency shut-off switch is required at the fuel island. There is one existing hydrant with an 8" main, although another hydrant is needed at the entrance. Mr. Burris requested a floor plan of the truck maintenance building. All engineering comments have been addressed.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on a revised plan. Mr. Hunter seconded the motion and the motion carried.

Mr. Ginn and Mr. Burris excused themselves at 3:00 PM.
Attorney Neal returned at 3:00 PM.

VOS: Liberty Park Postal Park and Neighborhood Recreation Center – Major Development – Preliminary Plan Review

Richard Busch and Christopher Germana, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop 1020 sf of building area for a pool and deck and outdoor court area. Staff comments were discussed. A variance request is needed for the proposed 25' turn radius. Parking aisle widths need to be labeled. A hydrant needs to be added in the berm area. There is an error in the lift station details that needs to be corrected.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on a revised plan. Mrs. Keenum seconded the motion and the motion carried.

VOS: Liberty Park Villas – Major Development – Preliminary Review

Richard Busch and Christopher Germana, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop a 67-unit subdivision. Lot 10 is being utilized as a landscape buffer. The emergency access proposed is a 25' grass area and will be maintained by the Villages. The fire hydrant locations need to be corrected.

Mr. Springstead moved for preliminary approval, subject to all comments being addressed on a revised plan. Mr. Helms seconded the motion and the motion carried.

VOS: Eagle Ridge Villas – Major Development - Preliminary Review

Richard Busch and Christopher Germana, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop an 82-unit subdivision. All staff comments have been addressed. Fire hydrants need to be relocated on the plans.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 96 – Major Development – Preliminary Review

Richard Busch and Christopher Germana, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop a 176-unit subdivision. Staff comments were discussed. The area between lots 6 and 7 is being utilized for a cart path. The area behind lots 8 and 9 is being utilized for landscape purposes. There is no proposed connection road between Eagle Ridge and Liberty Villas due to the fact that no general traffic is wanted there. The grass area connection will be used for emergency access only.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on a revised plan. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 88 – Medium Development – Engineering Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 74-unit subdivision. Engineering comments were discussed regarding stormwater swales, drainage on type A and C lots, spot elevations due to water flow and road barriers on stub-outs. There is no crosswalk striping on existing units and none proposed on this project. Mr. Springstead recommended the applicant refer to the DOT standards and requested a copy of the applicant's comments regarding this issue. All required agency permits are needed.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed on a revised plan. Mr. Helms seconded the motion and the motion carried.

VOS: Collington Villas – Major Development – Engineering Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop an 86-unit subdivision. All required agency permits are needed.

Mr. Helms moved to approve the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Poinciana Hibiscus 2nd 9-Hole Golf Course – Medium Development – Conceptual Plan Review

David Tillman, Farner Barley and Associates, Inc., was present and requesting conceptual approval to develop a championship golf course. There is an error on the cart path shown on the plans that needs to be corrected.

Mr. Springstead moved to approve the conceptual plans. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 83 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 246-lot/1-tract subdivision. Staff comments were discussed.

Mr. Helms moved to approve the final plat, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

Q & A-Public Forum:

Mr. Tucker introduced Lieutenant Dan Hickey, Fire Services, to the Development Review Committee.

The next meeting will be on October 20, 2003.

Mr. Springstead moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 3:38 PM.